



Propriété d'Aménagement, vente non commerciale

€ 4.850 | ETTERBEEK | REF. 7286672



TERRACE SURFACE

35 m²



LIVING SURFACE

325 m²



BEDROOMS

4



BATHROOMS

3

Flat at Etterbeek

📍 Rue de la gare 3, 1040 Etterbeek

Well presented by Elisabeth du Chastel: 0495 79 78 58 / elisabeth.duchastel@victoire.be

ETTERBEEK, a stone's throw from the European Quarter and easily accessible, this magnificent 325 m² loft with its ±34 m² interior terrace as its central feature is located near Place Saint-Pierre. It comprises an entrance hall with cloakroom and separate toilet, a large ±115 m² living room, and a fully equipped open-plan kitchen. The sleeping area consists of a bedroom with dressing room of ±40m² and shower room, a second bedroom with dressing room/bathroom of ±36m², a third bedroom with built-in cupboards of ±26m² and a fourth bedroom with storage space of ±16m² + cozy corner, and a separate shower room. A laundry area and cellar complete this property. Photovoltaic panels - water softener - alarm. Possibility of a corporate lease. A secure parking space is available.

Available at Victoire - Junot - www.victoire.be - Tel: 02 375 10 00

Characteristics

GENERAL

| | | | |
|-------------------|-------------------|-------------------|-----------------------|
| Type | flat | City | Etterbeek |
| Price | € 4.850 | Living surface | 325 m ² |
| Terrace surface | 35 m ² | Bedrooms | 4 |
| Bathrooms | 3 | Parkings (indoor) | 1 |
| Floors | 3 | Available | onmiddellijk |
| Construction year | 1912 | State | Very good state |
| Facades | 2 | Kitchen (type) | hyper equipped |
| Toilets | 3 | Laundry room | ✓ |
| Heating (type) | individual | Heating | gas |
| Neighborhood | residential area | Cellar | ✓ |
| Double glass | ✓ | PEB | 163 kW/m ² |
| | | PEB category | D |

MANDATORY INFO

| | |
|--------------------|------------------------------------------------------------------------------------------------------|
| Building permit | Summons and recovery claim |
| Not announced | Not announced |
| Urban destination | Pre-emption right |
| Not announced | Not announced |
| Subdivision permit |  Flood prone area |
| Not announced | not located in flood area |

FINANCIAL

| | |
|----------------|----------------|
| Tenant charges | Rental deposit |
| 30 € | 2 months |

